



Woodhall Country Park, Stixwould Road, Woodhall Spa, LN10 6UJ



**william
h brown**

welcome to

Woodhall Country Park, Stixwould Road, Woodhall Spa

The lodge comprises entrance hall, kitchen/living/lounge space, two bedrooms, one with en-suite and walk in wardrobe, main bathroom, off road parking and balcony overlooking lake with a hot tub which is included within the sale.



Entrance Hall

Access via double glazed front door, doors opening into majority of rooms.

Kitchen/Living Space

19' 9" x 19' (6.02m x 5.79m)

Double glazed sliding doors leading to balcony overlooking the lake, double glazed windows to all aspects, spacious lounge area opening into kitchen area which comprises a range of floor and wall based cupboards, wash hand basin with drainer, gas hob with extractor fan and electric oven.

Bedroom One

10' x 9' 10" (3.05m x 3.00m)

Double glazed window to side, door into en-suite and door into walk in wardrobe as well as radiator to wall.

Walk In Wardrobe

6' 10" x 9' 1" (2.08m x 2.77m)

Walk in wardrobe comprising shelving and hanging space, radiator to wall as well as double glazed window to front

En-Suite

Double glazed window to side, wc, wash hand basin, bath with wall mounted shower, heated towel rail and extractor fan.

Bedroom Two

9' 10" x 7' (3.00m x 2.13m)

Double glazed window to side, radiator to wall and fitted wardrobes.

Bathroom

WC, wash hand basin, shower cubicle with wall mounted shower, heated towel rail and extractor fan.

Exterior

To the rear of the lodge is a balcony offering outdoor space for outdoor dining as well as a fantastic hot tub which will be staying with the lodge. To the front of the lodge is off road parking.



view this property online williamhbrown.co.uk/Property/LCR122306



welcome to

Woodhall Country Park, Stixwould Road, Woodhall Spa

- 2022 SWIFT TORONTO LODGE LOCATED WITHIN THE POPULAR HOLIDAY PARK OF WOODHALL COUNTRY PARK
- BEING OFFERED WITH NO ONWARD CHAIN
- BEAUTIFULLY PRESENTED THROUGHOUT
- IDEAL SECOND HOME/INVESTMENT PROPERTY
- LAKESIDE PLOT

Tenure:

EPC Rating: Exempt

Council Tax Band: Deleted

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

£133,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/LCR122306](https://www.williamhbrown.co.uk/Property/LCR122306)



Property Ref:
LCR122306 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01522 534 771



Lincoln@williamhbrown.co.uk



35-36 Silver Street, LINCOLN, Lincolnshire, LN2 1EW



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)